

**MULTIPLE SPECIES CONSERVATION PROGRAM  
CONFORMANCE STATEMENT  
(Germann TM, PDS2006-3100-5520, APN 382-121-05)**

**January 10, 2017**

Summary

The project proposes a major subdivision of 5.24 acres into 13 or 14 lots (depending on drainage option). The lots would range in size from 0.23 to 0.63 acres. Construction activities associated with subdivision include the grading for 14 residential pads, driveways, and improvement of Ernest Valley Road and Virgine View. An existing residence on proposed Lot 15 is to remain. Existing structures towards the northern property boundary are to be removed. Earthwork will consist of equal cut and fill of 12,000 cubic yards of material. Access to Lots 1 through 11 is from Ernest Valley Road. Access to Lots 12 through 15 is from Virgine View. Zoning: RS, General Plan designation: VR-4.3, Regional Category: Village. The project site is located within the Metro Lakeside Jamul segment of the County's Multiple Species Conservation Program (MSCP) Subarea Plan. The project is therefore required to conform to the MSCP and the Biological Mitigation Ordinance.

Statement of Fact

There are no sensitive habitats or species within the proposed project area. The site is entirely urban/developed and does not support native vegetation. As a Tier IV habitat, no on-site preservation is required and impacts to urban/developed do not require mitigation under the Biological Mitigation Ordinance. No impacts to wildlife corridors or linkages will occur as the project site does not support geological, topographic or habitat features that would function in a corridor capacity. Furthermore, the site is not classified as a Biological Resource Core Area as it is not within the Pre-Approved Mitigation Area, is not within or adjacent to a large block of undisturbed habitat, is not mapped as having high habitat value and does not support sensitive species. Given the current site conditions and the surrounding land uses, development of this project will not hinder the formation of a future preserve system.

Conclusion

After consideration of the above facts, the proposed project is found to be in conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance.